



## LISTING HIGHLIGHTS

# 14 Longpine Lake

FILE NO. 4575  
Water Access  
Ingolf, ON

### Selling Features:

- 2.36 acres
- 263.51 feet of frontage
- Southern exposure

**Services:** high speed internet, hydro, telephone

**Taxes:** \$777.50 in 2022

**PIN:** 42148-0177; 42148-0178; 42148-0248

**Possession:** Preferred possession is end of August.

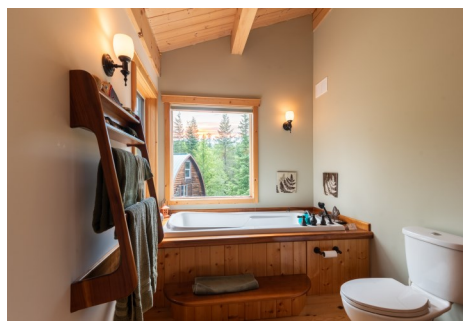
**Access:** Over the MB/ON border with access through Westhawk Lake in the Whiteshell provincial park on paved Highway 312. 5 minute boat ride east of landing at Ingolf, ON. Accessible by ice road in the winter. During fall freeze up and spring thaw, it is accessible by a 10 minute walk. Boat slip and vehicle parking, free short term boat docking and a boat launch available for members of the Ingolf Campers Association.



**Comments:** Luxurious living on Longpine Lake awaits one lucky buyer! If you have thought about living year-round on the Ontario side of the Whiteshell Provincial Park area, you should keep reading. Located on Longpine Lake, this home/cottage is not even two hours from Winnipeg, and is only one hour west of Kenora. This three bedroom/three bathroom, hybrid, timber frame home was completed in 2010. The main floor open concept design extends into the forest via the adjoining screen room and covered deck area, making you, your family and friends a welcome audience to the sights and sounds of nature. You might also enjoy gathering around the eye-catching soapstone masonry fireplace to warm up after a winter hike or polar plunge, or simply sharing stories and cocktails while watching the flames dance. Other features include a second story deck area with individual patio doors for the upstairs bedrooms, a kitchen with a butcher block table that has its own unique history, and a screened-in gazebo on the main dock. Of special mention are the spectacular lake views from many different vantage points within the home. In addition to this modern build, there is also a 16' X 24' structure currently used for woodworking. The location and size of this building make it the perfect spot for a guest cabin, or just an extra sanctuary for yoga, writing or reading. The secondary dock sits in front of this build. This property is Ontario titled land that is 2.36 acres and has +/- 263 feet of owned frontage. A five-minute boat ride from the landing is the most common access route, and an ice road is available in the winter months. For the more adventurous, this cottage can be accessed by foot via a trail off the CPR public road that runs behind the property. This package comes turnkey minus a few items...make lake life happen on Longpine Lake!!

**\$699,000**





### Improvements:

- 4 season home
- Two storey hybrid timberframe home built by Bill Benson Construction in 2009/2010
- Master bedroom with walk in closet and deck on main floor
- Guest bedroom and 3rd bedroom with full ensuite, soaker tub and balcony
- Vaulted ceilings
- Tulkivi soapstone wood-burning fireplace
- Full kitchen with walk in pantry
- Geothermal hydronic system and 5 ton heatpump using in floor heating and radiators
- Electric baseboards
- Central vac
- Heated workshop
- Lake drawn water with UV filter
- Certified septic field
- Dock and gazebo
- Sauna

### Additional Specs:



**3 BEDROOMS**



**3 BATHS**



**2,300 SQ. FT.**



**500 FT.**







SCAN ME

